

## Gibbons Alberta

\$414,900

BACKS ONTO A PARK! This new construction, attached 3-bedroom half duplex in Gibbons, AB offers a premium location that can't be beat. Your new home is the definition of contemporary living. The bright, openconcept main floor features a sleek, modern kitchen with quality finishes and a cozy gas fireplace in the living area. Upstairs, you'll find three spacious bedrooms. With Laundry and massive en suite bathroom for the master. The key feature is the incredible access: Step out onto your deck and directly into the community park, perfect for young children! This provides the ultimate backyard amenity without the maintenance. The outdoor space offers a blank canvas for you to design and create your dream yard exactly how you want it. Completing the package is the convenience of an attached double garage and a basement ready for your personal development plans. Possible basement suite with rough-ins for future kitchen, laundry and bath! Completion within the next few weeks. More pictures to come (id:6769)

Living room 10.1 m x Measurements not available Primary Bedroom 11.1 m X 16 m Dining room 9.6 m X 10.11 m

Kitchen 11 m X 10.11 m

**Bedroom 2** 9 m X 12.6 m Bedroom 3 11 m X 12.6 m

Listing Presented By:



Originally Listed by: Royal Lepage Premier Real Estate



Royal

## LePage Kelowna

#1-1890 Cooper Road, Kelowna, BC,

Phone: 250-860-1100

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.